

ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that

DANIEL M. CARTALUCCA AND JILL BOCSKAY CARTALUCCA

executed a mortgage of even date herewith mortgaging to PLAINSBANK OF ILLINOIS, N.A. the following described real estate:

THAT PART OF LOT 12 IN BLOCK 8 AND LOT 1 IN BLOCK 9 IN PARSON AND LEE'S ADDITION TO THE TOWN OF DES PLAINES, BEING A SUBDIVISION OF LOTS 72, 73, 74, 139, 140, 141, 142, 143, 144, 145, 174, 175, 176, AND 177 IN TOWN OF DES PLAINES AND PARTS OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF LINE 173.0 FEET SOUTHEASTERLY OF A PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOTS, LYING WESTERLY OF THE PRESENT WESTERLY LINE OF PRAIRIE AVENUE (EXCEPT THEREFROM ALL THOSE PARTS OF LOT 12 IN BLOCK 8 AND LOT 1 IN BLOCK 9 IN PARSON AND LEE'S ADDITION TO DES PLAINES), LYING SOUTHERLY OF A STRAIGHT LINE AS EXTENDED PASSING THROUGH THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF LOT 2 IN BLOCK 9 IN SAID PARSON AND LEE'S ADDITION TO DES PLAINES AND THE EASTERLY LINE OF LEE STREET; THENCE RUNNING EASTERLY ALONG THAT PART OF THE NORTHERLY LINE OF SAID LOT 2 ADJACENT TO SAID LEE STREET TO THE WESTERLY LINE OF CENTER STREET OF SAID PARSON AND LEE'S ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PARTS OF SECTION 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 09-20-200-034.

COMMONLY KNOWN AS: 1445 Prairie Avenue, Des Plaines, IL 60016

and, whereas the PLAINSBANK OF ILLINOIS, N.A. is the holder of said Mortgage and the note secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assigns, transfers, and sets over unto said PLAINSBANK OF ILLINOIS, N.A. of Des Plaines, Illinois, hereinafter referred to as the Bank, and/or its successors and assigns, all of the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use or occupancy of any part of the premises herein described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Bank under the power

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herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the Bank and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned does hereby irrevocably appoint the said Bank the agent of the undersigned for the management of said property, and does hereby authorize the Bank to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the names of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the said Bank may do.

It is understood and agreed that the said Bank shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Bank, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Bank will not exercise its rights under this assignment until after default in any payment secured by the mortgage or after a breach of any of its covenants.

It is further understood and agreed, that in the event of the exercise by this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the Bank may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Bank shall have been fully paid, at which time this assignment and power of attorney shall terminate.

The failure of the Bank to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Bank of its right of exercise thereafter.

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 14th day of July, 1993.

[Signature]
Daniel M. Cartalucca

[Signature]
Jill Bocskay Cartalucca

This document prepared by: Wendy Champion
c/o PlainsBank of Illinois, N.A.
678 Lee Street
Des Plaines, IL 60016

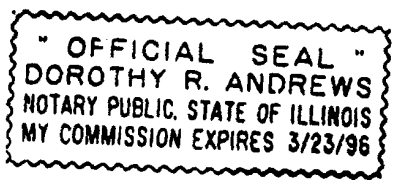
STATE OF ILLINOIS)

COUNTY OF COOK)

[Signature], a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Daniel M. Cartalucca and Jill Bocskay Cartalucca are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this 14th day of July, 1993.

[Signature]
Notary Public

My commission expires: March 23, 1996



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